



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: July 15, 2024

PREPARED BY: Cathy Anderson, Manager of Economic Development and Housing
Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Consideration of Resolution 24-18 related to an extension of a professional services agreement for the Lincoln-King redevelopment project with the Concord Group.

BACKGROUND & ANALYSIS: In January of 2024 CDA staff procured the services of the Concord Group (Concord) to aid in the implementation of the [Lincoln King Neighborhood Redevelopment Plan](#). Concord meets with staff to aid in the following activities:

- Financial management related to construction and planning;
- Schedule management and planning;
- Estimating and timing of RFP's/bids to complete work;
- Logistics and coordination of demolition, utility plans, construction costing and estimating;
- Development of a master project budget and phasing of operations to complete site readiness for redevelopment;
- Perform developer representative services on behalf of the CDA staff.

Concord functions as an extension of the CDA staff and brings a wide breadth and depth of construction and development experience has been beneficial in project planning. Much of this work is unnoticed but is paramount to the success of this project given the complexity regarding acquisition, demolition, and site preparation which makes the redevelopment plan possible.

The extension is being requested to ensure Concord can stay on this project through the end of the year and continue to aid CDA staff as we enter the post-acquisition work stages of the project. This extension will ensure Concord is on board for bidding and review of development proposals and required site preparation work, acting as a construction manager on behalf of the CDA.

BUDGETARY IMPACT: The grant allows professional services. Sufficient funds are available to extend the agreement for \$45,000 until December 31, 2024.

RECOMMENDED ACTION: That the Executive Director and/or the City Attorney, or their designee(s), enter into the professional services agreement with Concord Group.